

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		PARALLEL ST, ARLINGTON

## OWNERSHIP

Owner 1:	MAURO MATTHEW Z				
Owner 2:	BROWN CARI				
Owner 3:					
Street 1:	5 PARALLEL ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

## PREVIOUS OWNER

Owner 1: SPENCE MICHAEL C--ETAL -		
Owner 2: SPENCE JANICE M -		
Street 1: 5 PARALLEL STREET		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

### NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Asbestos Exterior and 1994 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6520		Sq. Ft.	Site		0	80.	0.94	1									492,479						492,500	
Total AC/HA:			0.14968	Total SF/SM:	6520	Parcel LUC:		101	One Family		Prime NB Desc		ARLINGTON						Total:	492,479	Spl Credit				Total:	492,500	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

## EXTERIOR INFORMATION

Type:	15	- Old Style
Sty Ht:	2T	- 2 & 3/4 Sty
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	5	- Asbestos
Sec Wall:	4	- Vinyl 10 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GRAY	
View / Desir:		

## GENERAL INFORMATION

Grade:	C+	- Average (+)
Year Blt:	1915	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X12	A	AV	1915	32.36	T	40	101			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Features:		Total:	2,800
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## BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

## OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

## CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

## DEPRECIATION

Phys Cond:	GD	- Good	18. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			18.6 %

## CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.17657971
Const Adj.:	0.94535542
Adj \$ / SQ:	150.159
Other Features:	110500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495186
Depreciation:	92105
Depreciated Total:	403082

## COMMENTS

OF=SHOWER STALL AND SINK TFL, JACUZZI  
TUB N BATH, SINK IN SFL, BMT SINK.

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 8			BRs: 4			Baths: 1			HB			

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

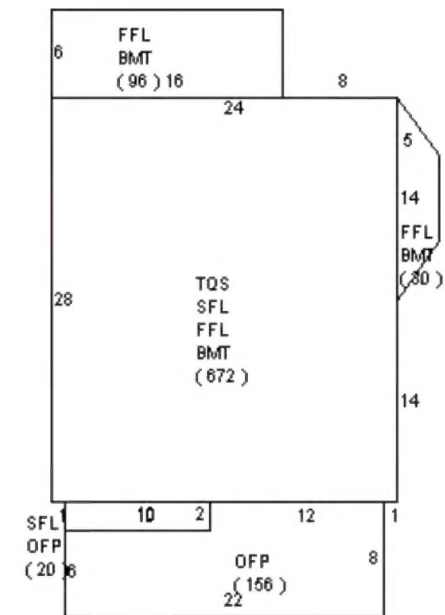
## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Dep:	165.17	
Special Features:	0	Val/Su Net:	135.82	
Final Total:	403100	Val/Su SzAd	202.16	

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	798	45.050	35,948	
FFL	First Floor	798	150.160	119,827	
SFL	Second Floor	692	150.160	103,910	
TQS	3/4 Story	504	150.160	75,680	
OPF	Open Porch	176	24.460	4,305	
Net Sketched Area:		2,968	Total:	339,670	
Size Ad	1994	Gross Area	3136	FinArea	1994

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

## IMAGE

AssessPro Patriot Properties, Inc

